

**PB# 03-18**

**Mangiaracina  
(Sub.)**

**56-1-51.32**

PB **03-18** MANGIARACINA SUB.  
TOLEMAN ROAD (2-LOTS)(TACONIC)

TOWN OF NEW WINDSOR  
PLANNING BOARD  
**APPROVED COPY**

DATE: 09-08-03

Map Number 425-03 City 1  
Section 56 Block 1 Lot 51.32 Town 1 Village 1 New Windsor  
Title: Mangiaracina

Dated: 8/26/03 Filed 9/10/03

Approved by James Bresnan

on 9/8/2003

Record Owner Joann Mangiaracina

DONNA L. BENSON  
Orange County Clerk

3 sheets @ \$10.00

\$ 30.00 total

RECORDED/FILED  
09/10/2003/ 15:45:03  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NY

FILE # 20030117573  
MP / BK 02003 PG 0425  
RECORDING FEES 30.00  
Receipt#158471 mrl



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/08/2003	PLANS STAMPED	APPROVED
07/23/2003	P.B. APPEARANCE	ND: APPR
07/09/2003	P.B. APPEARANCE	REVISE & RET TO WS



PLANNING BOARD  
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/07/2003	EAF SUBMITTED	07/07/2003	WITH APPLIC
ORIG	07/07/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/07/2003	LEAD AGENCY DECLARED	07/09/2003	TOOK LA
ORIG	07/07/2003	DECLARATION (POS/NEG)	07/23/2003	DECL NEG DEC
ORIG	07/07/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/07/2003	PUBLIC HEARING HELD	/ /	
ORIG	07/07/2003	WAIVE PUBLIC HEARING	07/09/2003	WAIVED PH
ORIG	07/07/2003	PRELIMINARY APPROVAL	/ /	
ORIG	07/07/2003		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/2003

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640  
APPLICANT: MANGIARACINA, GARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/07/2003	MUNICIPAL HIGHWAY	07/09/2003	APPROVED
ORIG	07/07/2003	MUNICIPAL WATER	/ /	
ORIG	07/07/2003	MUNICIPAL SEWER	/ /	
ORIG	07/07/2003	MUNICIPAL FIRE	07/07/2003	APPROVED
ORIG	07/07/2003	NYS DOT	/ /	

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#852-2003**

**09/08/2003**

**Mangiaracina, Jack  
156 Toleman Road  
Washingtonville, NY 10992**

**Received \$ 260.00 for Planning Board Fees, on 09/08/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

*PB# 03-18 approval fee*

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/08/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
RECREATION

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	ONE LOT REC. FEE	CHG	1500.00		
09/03/2003	REC. CK. #1401	PAID		1500.00	
			-----	-----	-----
		TOTAL:	1500.00	1500.00	0.00

*Jay Rei*  
9/8/03

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/08/2003

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LISTING OF PLANNING BOARD **FEES**  
APPROVAL

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	SUB. APPROVAL FEE	CHG	260.00		
09/03/2003	REC CK. #1402	PAID		260.00	
			-----	-----	-----
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/08/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/07/2003	REC. CK. #1303	PAID		300.00	
07/09/2003	P.B. ATTY. FEE	CHG	35.00		
07/09/2003	P.B. MINUTES	CHG	27.00		
07/23/2003	P.B. ATTY. FEE	CHG	35.00		
07/23/2003	P.B. MINUTES	CHG	22.50		
08/20/2003	P.B. ENGINEER	CHG	480.00		
09/03/2003	REC. CK. #1403	PAID		299.50	
		TOTAL:	599.50	599.50	0.00

*Hei*  
*9/8/03*



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

August 25, 2003

Taconic Design Consultants  
1 Gardnertown Road  
Newburgh, NY 12550

ATTN: CHARLES T. BROWN, P.E.

SUBJECT: MANGIARACINA SUBDIVISION P.B. #03-18

Dear Charlie:

Please find attached printouts of fees due for subject project..


Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 260.00
Check #2 – Additional Escrow.....	\$ 299.50
Check #3 – Recreation Fee (One Lot Only).....	\$ 1,500.00

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

**FAXED**

8-26

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

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LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/07/2003	REC. CK. #1303	PAID		300.00	
07/09/2003	P.B. ATTY. FEE	CHG	35.00		
07/09/2003	P.B. MINUTES	CHG	27.00		
07/23/2003	P.B. ATTY. FEE	CHG	35.00		
07/23/2003	P.B. MINUTES	CHG	22.50		
08/20/2003	P.B. ENGINEER	CHG	480.00		
		TOTAL:	599.50	300.00	299.50



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	ONE LOT REC. FEE	CHG	1500.00		
			-----	-----	-----
		TOTAL:	1500.00	0.00	1500.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	SUB. APPROVAL FEE	CHG	260.00		
			-----	-----	-----
		TOTAL:	260.00	0.00	260.00

AS OF: 08/20/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 18

FOR WORK DONE PRIOR TO: 08/20/2003

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
3-18	230499	06/18/03	TIME	MJE	WS MANGIARACINA	95.00	0.40	38.00			
3-18	233127	07/07/03	TIME	MJE	MC MANGIARACINA SUB	95.00	0.50	47.50			
3-18	233142	07/09/03	TIME	MJE	MC MANGIARACINA SUB	95.00	0.30	28.50			
3-18	233835	07/16/03	TIME	MJE	WS MANGIARACINA	95.00	0.40	38.00			
3-18	233854	07/17/03	TIME	MJE	MC MANGIARACINI LTR	95.00	0.30	28.50			
3-18	233855	07/17/03	TIME	MJE	MC MANGIARACINI LETTER	95.00	0.30	28.50			
3-18	234747	07/18/03	TIME	JJR	MC MANGI SUB PERC TEST	65.00	3.00	195.00			
3-18	234378	07/22/03	TIME	MJE	MC MANGIARACINA SUB	95.00	0.50	47.50			
TASK TOTAL								451.50	0.00	0.00	451.50
GRAND TOTAL								451.50	0.00	0.00	451.50

8/20 Close A 28.50  
480-

MANGIARACINA SUBDIVISION (03-18)

Mr. Jonathan Cella appeared before the board for this proposal.

MR. PETRO: Proposed 2 lot residential subdivision. This application proposes subdivision of 38.2 acre parcel into 2 single family residential lots. The plan was previously reviewed at the 9 July 2003 planning board meeting. R-3 zone, bulk information on the plan has been corrected as previously requested, the bulk tables indicate compliance in all criteria. We have Highway approval on 7/9/2003 and fire on 7/7/2003. The planning board has required that the Town of Blooming Grove, Orange County Planning see the plans, Blooming Grove had no objection, no writing and no response received from the County. We did receive it then for local determination. What does it say? Does not have any major impacts on State and County facilities. Application also is in compliance with the recommendations of the County comprehensive plan 2003, the proposal will disturb Federally designated fresh water wetlands and will require Army Corps of Engineers' review. You're aware of that?

MR. CELLA: Yeah, we're under less than a tenth of an acre.

MR. PETRO: Mark, what do you have to say about that? They're saying that it's impacting the Federal wetlands and needs Army Corps of Engineers' review, that's coming from Orange County Department of Planning.

MR. EDSALL: We asked the same question and we were advised by the applicant that the amount of disturbance has been decreased to an amount that a general permit would be adequate, so maybe they're just not aware of the fact that it's been reduced to below the threshold for a Corps review.

MR. PETRO: It's a 2 lot subdivision, is one house already there?

MR. EDSALL: Yes.

MR. PETRO: One new house on 38 acres?

MR. EDSALL: Yes.

MR. LANDER: What was that, one new house on 38 acres?

MR. ARGENIO: Correct.

MR. LANDER: Lot 2 is a new house, no?

MR. EDSALL: Yes.

MR. ARGENIO: That's correct, Ron, but on lot 1, the home exists already.

MR. LANDER: So lot 2 is 5.58 acres, right?

MR. BABCOCK: Yes.

MR. PETRO: Who's actually done the homework stating that the disturbance is less than required?

MR. CELLA: Well, we calculated the area that we're filling in and you're allowed to fill in--

MR. PETRO: You're the engineer?

MR. CELLA: I work with Charlie Brown.

MR. LANDER: Is that just for the driveway crossing?

MR. CELLA: Yes.

MR. PETRO: Mark, you need to, are you doing that now on the calculator?

MR. EDSALL: I was looking to see what the 750 square foot calculates to as part of an acre and it's like 2 percent.

MR. CELLA: Less than 1/20.

MR. PETRO: Well, I'm about to ask for a motion for declare negative so I want to make sure we're headed in the right direction. Do any of the members have any other comments they want to talk to other than that? We can come back to that. I think it's pretty straightforward, we've looked at this before, we don't have too much left here. Mark, if it's less than the disturbance law there for a general permit, you're getting a general permit?

MR. CELLA: Charlie mentioned that no permit would be required.

MR. EDSALL: No, not a specific permit, but I believe you're covered by the general permit which means you fill out a notice saying you're filling in the 750 square feet, I'm not aware of a problem.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Mangiaracina minor subdivision on Toleman Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I'll entertain a motion for final approval.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Mangiaracina minor subdivision on Toleman Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MANDIARACINA SUBDIVISION (03-18)

Mr. Charles Brown appeared before the board for this proposal.

MR. PETRO: Proposed two lot residential subdivision.

MR. BROWN: The proposal is to cut one 5 acre lot, 5 1/2 acre lot out of a roughly 40 acre parcel for the son of the owner of the parent parcel.

MR. PETRO: What are we doing here again? Two single family residential lots? You already have one, you're making one new one is what you're doing?

MR. BROWN: Right, one additional.

MR. PETRO: Where is it? I don't see it on the plan.

MR. BROWN: Over here, here's Toleman Road, this is an existing residence and proposed residence up on top of the hill.

MR. PETRO: Where is the new lot line?

MR. EDSALL: You may want to have them make it darker on the next plan.

MR. PETRO: Make it a little better defined. You have your frontage on Toleman Road 175 feet?

MR. BROWN: Yes.

MR. PETRO: All the separations are correct, Mark?

MR. EDSALL: They look to be, it's, again, because it's such a large parcel, I don't think we have any problems.

MR. PETRO: He's accessing that lot number 2 it looks like there's wetlands right through that, how you going to get across it, is that a Federal?



MR. BROWN: That's a Federal, actually, I brought maps that I cleaned that up, we have the buffer, we're not in the State or the State buffer, we're crossing the Federal and there's a note we're crossing it so we're well under the tenth acre permitted.

MR. PETRO: Mark, can you monitor that he's going to well define it, find out if there's any permits or take care of it, look at it?

MR. EDSALL: As long as someone certifies to the amount of wetlands that are being disturbed and it's under the threshold of a thousand square feet.

MR. BROWN: Yeah, we're at 750.

MR. EDSALL: Tenth of an acre.

MR. PETRO: How about the lands that are left, we have remaining lands out of this big lot down here in the triangle, what's this land down here?

MR. BROWN: That's not part of the parcel.

MR. PETRO: So this line's already existing?

MR. BROWN: Correct.

MR. PETRO: What we're doing is adding this line?

MR. BROWN: Correct.

MR. PETRO: The one that Mike just scribbled on.

MR. LANDER: So there's 38 acres left?

MR. BROWN: Correct, yeah, it's very large, the State wetlands, this is the boundary and it has been flagged and surveyed so it's defined.

MR. PETRO: Should we not send a lead agency

coordination letter to the Town of Blooming Grove or notify them that we're doing something there?

MR. EDSALL: We should do that with Blooming Grove and probably send County Planning just a copy but I don't anticipate any response but we can do that.

MR. LANDER: Now I see there's a 33 foot easement, does that run through lot 2 also?

MR. BROWN: Yes.

MR. PETRO: What's this little area here?

MR. BROWN: It's a pond up on a hill.

MR. PETRO: On top of the hill?

MR. BROWN: Yeah, it's pretty nice, actually, and he brought the Federal wetland right up to it. Septic's fully designed, meets all the separations.

MR. PETRO: You put the well way up in the corner, did you look around and make sure there's nothing around that's close to your well?

MR. BROWN: Yes.

MR. PETRO: All right, you have Mark's comments?

MR. BROWN: Yes.

MR. PETRO: We have Highway approval 7/9/2003 and Fire approval 7/7/2003, we didn't take lead agency yet. Motion for lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency

for the Mandiaracina minor subdivision on Toleman Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: I think you're only creating one new lot on how many acres, 38.2 acres?

MR. BROWN: That's the balance of the proposed lots.

MR. PETRO: I think we should waive the public hearing on this minor subdivision as far as I'm concerned. Anybody want to dispute that or have a different opinion? If not, entertain a motion to waive the public hearing.

MR. KARNAVEZOS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Mandiaracina minor subdivision on Toleman Road. Any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Who's doing the testing in the field for the percolation? You have that witnessed and you have

it certified by anybody?

MR. BABCOCK: Well, they're doing it with their engineers, but if the board wants a witness which I would recommend that we do.

MR. PETRO: I would do it there only because you're in the middle of a wet area.

MR. BABCOCK: I honestly think that we should do them all, actually, no matter where they are.

MR. PETRO: Who are we going to authorize to do it, Mark, you'll do it?

MR. EDSALL: We just send a field rep out to verify the numbers while they're out there.

MR. PETRO: Can you do that, please? We don't want anything failing, not that you, I don't know if you would do it but it's good to have two.

MR. ARGENIO: We have had a lot of problems in that end of the town.

MR. BROWN: We actually cut that curtain drain in last year to drain that area so we're aware of that and we have been down this road before so we have tested it last year, we tested it again this spring because of all the rain.

MR. PETRO: What was it?

MR. BROWN: The percs?

MR. EDSALL: Twenty-five minutes was the design.

MR. BROWN: Yeah, 25, it's a 12 inch perc so it's going to be a shallow system.

MR. EDSALL: Just a clarification on the net and gross areas, you need to subtract out the wetlands areas and

the easements which in all likelihood obviously you'll still comply with the large lot but smaller lot it will give us a net value.

MR. PETRO: That's as far as we're going to go tonight, take the comments from Mark, I'd like to see the plan cleaned up a little bit for the public hearing. Also for the public hearing can you outline what you're doing?

MR. KARNAVEZOS: We waived the public hearing.

MR. PETRO: Then next time you come back, just clean up Mark's comments and show us the outline on the plan that we can see.

MR. BROWN: Yeah, I'll do that.

MR. PETRO: Delineate the lot line we're removing, make it so when you're looking at that because unless somebody explained it, I wouldn't have been able to pick up on it.

MR. BROWN: We can add another sheet without the topo.

MR. PETRO: Any way you want to do it.

MR. EDSALL: Just make the line darker, you can see the boundary line for the large parcel, just make it the same dark line.

MR. BROWN: Thank you.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

**RICHARD D. McGOEY, P.E.** (NY & PA)

**WILLIAM J. HAUSER, P.E.** (NY & NJ)

**MARK J. EDSALL, P.E.** (NY, NJ & PA)

**JAMES M. FARR, P.E.** (NY & PA)

**MAIN OFFICE**

33 Airport Center Drive  
Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

*Writer's e-mail address:*

*mje@mhepc.com*

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** MANGIARACINA MINOR SUBDIVISION  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 56 – BLOCK 1 – LOT 51.32  
**PROJECT NUMBER:** 03-18  
**DATE:** 9 JULY 2003  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF A 38.2+ ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

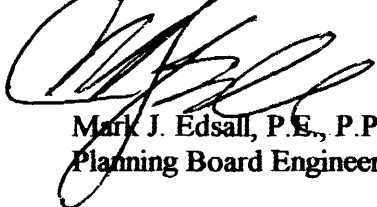
1. The property is located in the R-3 zoning district of the Town. The “required” bulk information is correct, with the exception of the corrections noted below. The “provided” values indicate compliance, although some additional information is required as noted below.
  - The bulk table should include the code requirement for Minimum Livable Area.
  - The bulk table should include the code requirement for Development Coverage.
  - Both “gross” and “net” areas must be provided for each lot, and compliance must be verified for each.
2. I have reviewed the plan submitted and have the following initial comments:
  - Some type of driveway or accessway appears to cross thru lot #2 from Lot #1 and the adjoining lands to the south. What is it, and is it to be blocked off?
  - Fill of Federal Wetlands appears to be indicated. Is an individual permit required ?

**REGIONAL OFFICES**

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •  
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

- I have reviewed the sanitary system information and it appears to be in compliance with State standards, based on the soils testing indicated (we did not witness any field testing).
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
  4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW03-18-09Jul03.doc



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

**RICHARD D. McGOEY, P.E.** (NY & PA)

**WILLIAM J. HAUSER, P.E.** (NY & NJ)

**MARK J. EDSALL, P.E.** (NY, NJ & PA)

**JAMES M. FARR, P.E.** (NY & PA)

**MAIN OFFICE**

33 Airport Center Drive

Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

*Writer's e-mail address:*

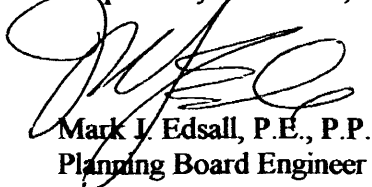
*mje@mhepc.com*

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** MANGIARACINA MINOR SUBDIVISION  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 56 – BLOCK 1 – LOT 51.32  
**PROJECT NUMBER:** 03-18  
**DATE:** 23 JULY 2003  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF A 38.2+ ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 JULY 2003 PLANNING BOARD MEETING.

1. The property is located in the R-3 zoning district of the Town. The “required” bulk information on the plan has been corrected, as was previously requested. The bulk table indicates compliance in all criteria.
2. The Board previously determined that percolation tests and deep tests were to be witnessed for the proposed sanitary system. Tests were witnessed on July 18<sup>th</sup>, and the plans are consistent with the observations.
3. The Planning Board required that the plans be referred to the Town of Blooming Grove and Orange County Planning. Blooming Grove has indicated no objection. As of the time of this writing, no response has been received from the County.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st NW03-18-23Jul03.doc

**REGIONAL OFFICES**

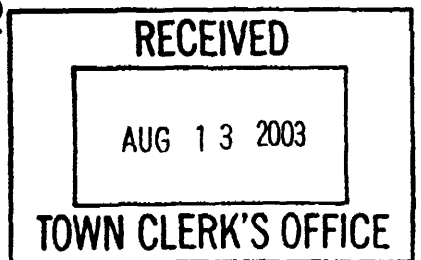
- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •





# TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4670



## REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

P.B # 03-18. Copies of Portion of  
Sub-Map.

Date Records Requested: 8/13/03.

Name: Antonio A. Gualtieri

Address: 3 Madison Ave.

Washingtonville NY

Phone: (845) 496-4478.

Representing: HOME OWNER.

**Documents may not be taken from this office.**

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

\*\*\*\*\*

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT .....\$ 1,500.00

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_

PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_

MINUTES OF MEETINGS.....\$ \_\_\_\_\_

OTHER.....\$ \_\_\_\_\_

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

4% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

2% OF APPROVED COST ESTIMATE:.....\$ \_\_\_\_\_  
(INSPECTION FEE)

**COUNTY OF ORANGE****DEPARTMENT OF PLANNING**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533

**DAVID CHURCH, A.I.C.P.**  
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING  
239 L, M, & N NON-MANDATORY REPORT

To bring important inter-community, countywide and regional considerations to the referring Agency, the proposed action is reviewed to aid the coordination among governmental agencies.

**Referred by:** Town of New Windsor  
Planning Board

**Reference No.:** NWT03N)  
**County Tax No.** S56 B1 L51.3

**Applicant:** Mangiaracina

**Proposed Action:** 2 lot minor subdivision

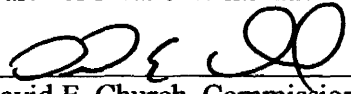
**Reason for Review:** Within 500 feet of a Municipal Boundary

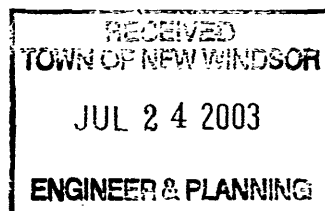
**Review Comments:** Our office has received the above-cited application for our review under Section 239 l, m, & n of the General Municipal Law, however the application does not meet the requirements for a mandatory review and will treat it as a non-mandatory review. We have reviewed the proposed subdivision and offer the following comments for your consideration.

1. As stated above the application is reviewed as non-mandatory review. It does not have any major impacts on State or County facilities. The application also is compliance with the recommendations of the County Comprehensive Plan 2003.
2. The proposal will disturb federally designated freshwater wetlands and will require Army Corp of Engineers review.

Having no further comments to make the Department recommends that this request be returned to the local planning board for local determination.

Reviewed by Richard J. Jones, Senior Planner  
Date: July 22, 2003

  
David E. Church, Commissioner





July 23, 2003

Mangiaracina Subdivisión

03-18

**NEGATIVE DEC:**

M) A S) L VOTE: A 5 N 0

CARRIED: Y ☒ N

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

**CLOSED:**

SCHEDULE P.H.: Y\_\_\_\_N\_\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)        S)        VOTE: A        N       

RETURN TO WORK SHOP: Y\_\_\_ N\_\_\_

M) A S) M

VOTE: A 5 N 0

APPROVED: 7/23/03

NEED NEW PLANS: Y      N ☒

**CONDITIONS – NOTES:**

[illegible]

**Town of Blooming Grove**

03-18

*Planning Board*  
Edward T. Brundage, *Chairman*  
Ralph Maffei, *1st Vice Chairman*  
Susan Falsetta, *2nd Vice Chairman*  
Mary Ellen Rogulski, *Secretary*



P.O. BOX 358  
HORTON ROAD and ROUTE 94  
BLOOMING GROVE, N.Y. 10914

*Planning Board*  
*Engineer*  
Patrick Brady, P.E.

*Planning Board Clerk*  
Betty Cavalio  
(845) 496-6871  
(Fax) 496-1945

July 22, 2003

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

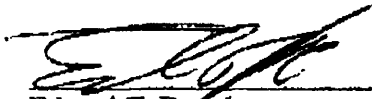
RE: Mangiaracina Minor subdivision

Dear Mr. Edsall,

The Town of Blooming Grove Planning Board has reviewed the plan for the above referenced subdivision.

Since the entire parcel lies within the Town of New Windsor the Planning Board of the Town of Blooming Grove has no concerns or comments regarding this project.

Very truly yours,

  
Edward T. Brundage  
Planning Board Chairman

7/22/03  
CC: M.E.

TOTAL P.02



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mhenry@mhepc.com

☐ **Regional Office**  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

**TOWN / VILLAGE OF:** New Windsor **P/B APP. NO.:** 03-18  
**WORK SESSION DATE:** 16 July 2003 **PROJECT:** NEW OLD X  
**REAPPEARANCE AT W/S REQUESTED:** No **RESUB. REQ'D:** new plan  
**PROJECT NAME:** Margineering  
**REPRESENTATIVES PRESENT:** Charles Brown  
**MUNICIPAL REPS PRESENT:** **BLDG INSP.** \_\_\_\_\_ **FIRE INSP.** Fran  
**ENGINEER** X **PLANNER** \_\_\_\_\_  
**P/B CHMN** \_\_\_\_\_ **OTHER** \_\_\_\_\_

**ITEMS DISCUSSED:**  
Old farm road TBR  
Jaso-- within 500 ft. Friday  
7/18  
Submit  
Man Man  
for mtg.

**STND CHECKLIST:** **PROJECT**  
**TYPE**  
**DRAINAGE** \_\_\_\_\_ **SITE PLAN**  
**DUMPSTER** \_\_\_\_\_ **SPEC PERMIT**  
**SCREENING** \_\_\_\_\_ **L L CHG.**  
**LIGHTING** \_\_\_\_\_ **SUBDIVISION**  
**(Streetlights)** \_\_\_\_\_ **OTHER**  
**LANDSCAPING** \_\_\_\_\_  
**BLACKTOP** \_\_\_\_\_  
**ROADWAYS** \_\_\_\_\_  
**APPROVAL BOX** \_\_\_\_\_

**PROJECT STATUS:**  
**ZBA Referral:** \_\_\_\_\_ Y \_\_\_\_\_ N  
**Ready For Meeting** \_\_\_\_\_ Y \_\_\_\_\_ N  
**Recommended Mtg Date** 7/23 agenda.



July 9, 2003

P.B. # 03-18

### NEGATIVE DEC:

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

**CLOSED:** \_\_\_\_\_

SCHEDULE P.H.: Y \_\_\_\_\_ N ✓

REFER TO Z.B.A.: M)\_\_\_\_S)\_\_\_\_ VOTE: A\_\_\_\_N\_\_\_\_

RETURN TO WORK SHOP: Y\_\_ N\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ APPROVED: \_\_\_\_\_

NEED NEW PLANS: Y N

Define wetlands

Send O.C. Planning & Town Blooming Grove

Address Mark's comments

Mark's office to witness perk tests

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#669-2003**

**07/07/2003**

*PB#03-18 Application Fee*  
**Mangiaracina, Jack**

**Received \$ 50.00 for Planning Board Fees, on 07/07/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/07/2003

PAGE: 1


LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 3-18

NAME: MANGIARACINA 2-LOT SUBDIVISION PA2003-0640

APPLICANT: MANGIARACINA, GARY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/07/2003	REC. CK. #1303	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00

  
7/7/07



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #03-18

DATE RECEIVED: 07-03-03

PLEASE RETURN COMPLETED FORM TO MYRA BY: 07-08-03

THE MAPS AND/OR PLANS FOR:

MANGIARACINA SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

*Denise J. Hall* 7/9/03

Reviewed by: \_\_\_\_\_

Date

RECEIVED  
JUL 07 2003  
N.W. HIGHWAY DEPT.

**INTER-OFFICE CORRESPONDENCE**

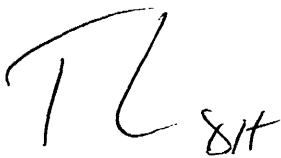
**TO:** Town Planning Board  
**FROM:** Thomas Lucchesi Asst. Fire Inspector  
**SUBJECT:** Mangiaracina Subdivision  
**DATE:** July 7, 2003

Planning Board Reference Number: PB-03-18  
Date Received: July 3, 2003  
Fire Prevention Reference Number: FPS-03-30

An inspection of the above referenced subdivision plan was conducted on July 7, 2003.

This subdivision plan is acceptable.

Plans Dated: June 5, 2003

A handwritten signature in black ink, appearing to be 'TL' followed by a stylized flourish.

Thomas R. Lucchesi  
Asst. Fire Inspector

TRL/dh



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

☐ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 1-1

WORK SESSION DATE: 18 June 03

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Full App

PROJECT NAME: Mardia Racina

REPRESENTATIVES PRESENT:

MUNICIPAL REPS PRESENT:  
BLDG INSP. \_\_\_\_\_  
ENGINEER X  
P/B CHMN \_\_\_\_\_

FIRE INSP. Frank  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

ITEMS DISCUSSED: Tolman Rd 2 lots.  
just beyond tunnel on left

- lot #2 does meet lot width

S/H in progress

STND CHECKLIST:  
DRAINAGE \_\_\_\_\_  
DUMPSTER \_\_\_\_\_  
SCREENING \_\_\_\_\_  
LIGHTING \_\_\_\_\_  
(Streetlights)  
LANDSCAPING \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

PROJECT TYPE  
SITE PLAN  
SPEC PERMIT  
L L CHG.  
SUBDIVISION  
OTHER

PROJECT STATUS:  
ZBA Referral: \_\_\_\_\_ Y \_\_\_\_\_ N  
Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N

Recommended Mtg Date \_\_\_\_\_

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 50 Block 1 Lot 51.32

**BUILDING DEPARTMENT REFERRAL NUMBER** PA7003-0640

1. Name of Project MANGIARACINA 2 LOT SUBDIVISION

2. Owner of Record JOANN MANGIARACINA Phone (845) 496-7126

Address: 156 TOLEMAN RD. WASHINGTONVILLE, NY 10992  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant GARY MANGIARACINA Phone (845) 496-0338

Address: 306 HICKORY AVE. NEW WINDSOR NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)  
CHARLES T. BROWN, PE

4. Person Preparing Plan TACONIC DESIGN CONSULTANTS Phone (845) 569-8400

Address: 1 GARDNERTOWN RD. NEWBORGH NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney KEVEN BRENNAN Phone (845) 534-7545

Address 284 MAIN ST. CORNWALL NY 12518  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

CHARLES T. BROWN, PE (845) 569-8400  
(Name) (Phone)

7. Project Location: On the EAST side of TOLEMAN RD. 1,500 feet  
(Direction) (Street) (No.)  
WEST of VINEYARD LA.  
(Direction) (Street)

8. Project Data: Acreage 38.23 Zone ~~123~~ 123 School Dist. WASHINGTONVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☒ No ☐

\*This information can be verified in the Assessor's Office.

\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.

10. Description of Project: (Use, Size, Number of Lots, etc.) 1 LOT CONTAINING 38.23 ACRES TO BE DIVIDED INTO 2 LOTS. 1 LOT CONTAINING 5 ± ACRES AND THE OTHER THE REMAINING.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒

12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

2<sup>nd</sup> DAY OF June 2003

Gary Mangiaracina  
APPLICANT'S SIGNATURE

Eric S. Barnard  
NOTARY PUBLIC

GARY MANGIARACINA  
Please Print Applicant's Name as Signed

ERIC S. BARNARD  
NOTARY PUBLIC OF NEW JERSEY

\*\*\*\*\* My Commission Expires Aug. 19, 2005 \*\*\*\*\*

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

JOAN MANGIARANCINA, deposes and says that he resides  
(OWNER)

at 156 TOLEMAN ROAD, WASHINGTONVILLE, NY 10992 in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NY and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)  
designation number (Sec. 56 Block 1 Lot 51.32) which is the premises described in

the foregoing application and that he authorizes:

GARY MANGIARANCINA  
(Applicant Name & Address, if different from owner)

306 HICKORY AVE. NEW WINDSOR, NY 12553  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 6/5/03

[Signature]  
Witness' Signature

[Signature]  
Owner's Signature

[Signature]  
Applicant's Signature if different than owner

[Signature]  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the  
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a  
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York  
on \_\_\_\_\_ at 7:30 P.M. on the approval of the  
date

proposed ☐ SITE PLAN / ☒ SUBDIVISION / ☐ SPECIAL PERMIT approval

for MANCIARANCINA 2 LOT SUBDIVISION located at 156  
name of project

TOLEMAN ROAD Tax Map # 50-1-51.32  
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD  
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public  
Hearing.

\_\_\_\_\_  
Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- \* 2. ✓ Name and address of Owner.
3. X Subdivision name and location
4. ✓ **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.**
5. ✓ Tax Map Data (Section, Block & Lot).
6. ✓ Location Map at a scale of 1" = 2,000 ft.
7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ✓ Date of plat preparation and/or date of any plat revisions.
10. ✓ Scale the plat is drawn to and North arrow.
11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. \_\_\_\_\_ Surveyor's certificate.
13. \_\_\_\_\_ Surveyor's seal and signature.
14. ✓ Name of adjoining owners.
15. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. N/A Flood land boundaries.
17. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. \_\_\_\_\_ Final metes and bounds.
19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- \*26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Carl M. [Signature] 8/5/03  
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

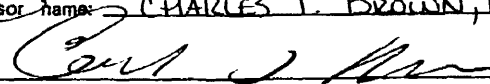
SEQR

## Appendix C

## State Environmental Quality Review

# SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <u>CHARLES T. BROWN, P.E.</u>	2. PROJECT NAME <u>MANGIARANGINA 2 LOT SUB DIVISION</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>156 TOLEMAN RD.</u>  <u>(SEE MAP)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <u>TO DIVIDE ONE (1) 38± ACRE LOT TO CREATE ONE (1) 5 ACRE LOT WITH ON SITE SEPTIC FIELD AND WELL</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>38</u> acres Ultimately <u>5</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u>	Date: <u>6/3/03</u>
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment


OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
NO	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
NO	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
NO	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
NO	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
NO	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
NO	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
NO	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	 Signature of Preparer (If different from responsible officer)
Date	

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

GARY MANGIARANCINA  
306 HICKORY AVE. NEW WINDSOR, NY 12553

2. Description of proposed project and its locations:

SUBDIVIDE AN EXISTING 38 $\pm$  ACRE PARCEL INTO A 5 $\pm$  ACRE LOT  
FOR A SINGLE FAMILY RESIDENCE WITH NO FURTHER DEVELOPMENT  
OF BALANCE.

3. Name and address of any owner of land within the Agricultural District:

JOAN MANGIARANCINA  
156 TOLEMAN ROAD WASHINGTONVILLE, NY 10992

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

\_\_\_\_\_  
\_\_\_\_\_

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/Site Plan \_\_\_\_\_

for the proposed 1 LOT CONTAINING 38.23 ACRES TO BE DIVIDED INTO 2 LOTS.  
(briefly describe project)

1 LOT CONTAINING 5± ACRES, THE OTHER THE REMAINING

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant GARY MANGIADACINA  
Name

Address: 3006 HICKORY AVE  
NEW WINDSOR, NY 12553

Project Location: 56-1-51.32  
Tax Map # Sec., Block, Lot

Street: TOLEMAN RD.

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,  
Chairman



# NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND MB-28 AS DELINEATED BY DOUG GAUGLER ON MAY 1, 2003.

DEC STAFF: Douglas Gaugler SURVEYOR: [Signature]

DATE: 7/4/03 SEAL: [Seal]

WETLAND BOUNDARY AS VALIDATED BY DEC REMAINS VALID FOR THREE YEARS FROM DATE OF FLAGGING OR REVALIDATION. FOR OFFICIAL USE OF THE WETLAND BOUNDARY AFTER THE THREE YEAR PERIOD, THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. THIS MAY INCLUDE RE-FLAGGING AND SURVEY OF THE WETLAND BOUNDARY IF CHANGES ARE NOTED.

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

## MAP REFERENCES:

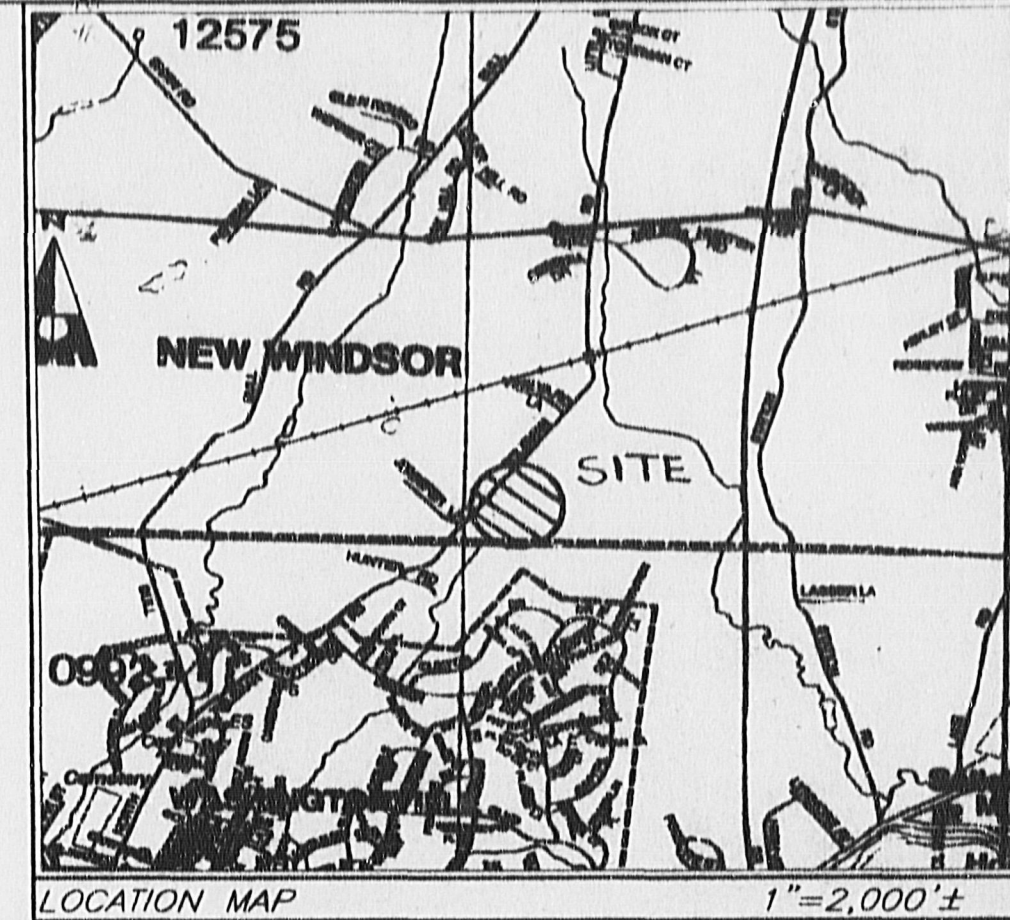
1. "SURVEY & MINOR SUBDIVISION—LANDS OF JACK & JOANNE MANGIARACINA, 122 TOLEMAN ROAD, TOWN OF NEW WINDSOR, NY" DATED AUGUST 11, 1998, FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DEC. 3, 1998 AS MAP NO. 236-98.
2. AERIAL TOPOGRAPHY PROVIDED BY ROBINSON AERIAL SURVEYS, INC., FLOWN 4/15/98, GROUND CONTROL SURVEY PROVIDED BY JM ROBERT, PLS. COMPLETED 6/10/2002.
3. FEDERAL AND STATE WETLANDS SHOWN AS FLAGGED BY MATTHEW D. RUDIKOFF & DOUG GAUGLER 5/5 AND 5/14/03 AND SURVEYED BY JOE ROBERT, PLS. COMPLETED 6/5/03.

## LOT INFORMATION

TAX MAP # 56-1-51.32  
 LOT SIZE 38.23± ACRES  
 SCHOOL DISTRICT WASHINGTONVILLE  
 OWNER APPLICANT  
 JOAN MANGIARACINA  
 156 TOLEMAN RD.  
 WASHINGTONVILLE, NY 10992  
 GARY MANGIARACINA  
 306 HICKORY AVE.  
 NEW WINDSOR, NY 12553

## ZONING SCHEDULE

ZONE: R-3 SUBURBAN RESIDENTIAL	REQUIRED	LOT# 1 PROVIDED	LOT# 2 PROVIDED
MINIMUM LOT SIZE	80,000sf (1.83 acres)	32.65ac ±	5.58ac ±
AREA	175'	435' ±	175'
WIDTH	70'	802' ±	175' ±
STREET FRONTAGE	48,000sf (1.10ac.)	13.03ac ±	4.51ac ±
NET AREA			
MINIMUM BUILDING SETBACKS			
FRONT	45'	240' ±	800' ±
REAR	50'	1100' ±	55' ±
BOTH SIDES	40'	50' ±	70' ±
MAXIMUM BUILDING HEIGHT	35'	35' max	35' max
MINIMUM LIVABLE FLOOR AREA	1,200sf	1,200sf min.	1,200sf min.
DEVELOPMENT COVERAGE	20% MAX	20% MAX	20% MAX



## AGRICULTURAL NOTES:

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURALLY ZONED DISTRICT, IT PRESENTLY DOES NOT HAVE ACTIVE FARMING OPERATIONS IN THE VICINITY. IF NEIGHBORING LANDS ARE FARMED IN THE FUTURE, BE ADVISED OF THE FOLLOWING:

1. THAT FARMING DOES NOT OCCUR ONLY BETWEEN 8:00am AND 5:00pm AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURAL MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
2. THAT TOLEMAN ROAD MAY FREQUENTLY BE TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
3. THAT FARM NEIGHBORS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC NOTIFICATION No. 325, OCTOBER 1988).
4. THAT EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORS AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
5. THAT THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT FIELD, WHICH IS PRIVATE PROPERTY.

## SEPTIC DESIGN CRITERIA:

1. NO. OF BEDROOMS— 4 MAX.
2. SEPTIC TANK DESIGN— 1,250 GAL.
3. STABILIZED PERCOLATION RATE— 25 MIN/INCH
4. FLOW RATE (GALS./DAY)— 520
5. DESIGN LENGTHS:  
 3BR: 9 LATS. @ 48' = 432 L.F. (390 L.F. REQ'D)  
 4BR: 11 LATS. @ 48' = 528 L.F. (520 L.F. REQ'D)
6. FILL REQUIRED:  
 SEE DETAIL

## DEEP TEST DATA:

- D1 6'-2" DEEP 6/25/03**  
 0-10" TOPSOIL  
 10"-18" MEDIUM BROWN LOAM W/ SAND AND STONE  
 18-74" MEDIUM BROWN LOAM W/ CLAY, SAND, AND STONE  
 SEEPAGE @ 24"  
 MOTTLING @ 20"  
 NO ROCK
- D2 6'-3" DEEP 6/25/03**  
 0-11" TOPSOIL  
 11"-31" DARK BROWN LOAM W/ SAND AND STONE  
 31-75" DARK BROWN LOAM W/ CLAY, SAND, AND STONE  
 SEEPAGE @ 27"  
 MOTTLING @ 14"  
 NO ROCK
- D3\* 6'-0" DEEP 7/18/03**  
 0-10" TOPSOIL  
 10-23" BROWN SILT LOAM, W/ TRACES OF CLAY, AND SOME COBBLES  
 23-60" BROWN CLAY LOAM, W/ SOME SAND  
 60-72" BROWN CLAY LOAM W/ GRAY MOTTLING  
 MODERATE MOTTLING @ 30"

## PERCOLATION DATA:

* P1	12" DEEP	6/30/03
FINISH	10:49	10:52
START	10:47	10:49
TIME	0:02	0:03
STABILIZED PERCOLATION RATE:	3 MINUTES / INCH	
* P2	12" DEEP	6/30/03
FINISH	11:09	11:34
START	10:46	11:09
TIME	0:23	0:25
STABILIZED PERCOLATION RATE:	25 MINUTES / INCH	
* P3*	12" DEEP	7/18/03
FINISH	8:45:00	8:49:34
START	8:41:10	8:45:18
TIME	3:50	4:16
STABILIZED PERCOLATION RATE:	5 MINUTES / INCH	
* P4*	12" DEEP	7/18/03
FINISH	9:16:25	9:51:11
START	8:41:45	9:16:50
TIME	34:40	34:54
STABILIZED PERCOLATION RATE:	35 MINUTES / INCH	

\*TESTS WERE WITNESSED BY MCGOEY, HAUSER, AND EDSALL, P.C.

## PLANNING BOARD

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

SEP - 8 2003

By: [Signature] Chairman

By: [Signature]

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY ALL SHEETS

## TACONIC DESIGN CONSULTANTS

1 GARDNERTOWN ROAD  
 NEWBURGH, N.Y. 12550  
 (845) 569-8400  
 (FAX) (845) 569-4583

CHARLES T. BROWN, P.E.  
 WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD  
 NEWBURGH, N.Y. 12550  
 (845) 562-2561

2 LOT SUBDIVISION SKETCH PLAN FOR:  
 MANGIARACINA  
 TOLEMAN ROAD

TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

DATE 6/05/03 SCALE 1"=100' JOB NUMBER 02409-MGA SHEET NUMBER 1 OF 3

## REVISIONS

REV.	DATE	BY	DESCRIPTION
6	8/26/03	A.J.P.	REVISED AS PER SURVEYOR
5	7/21/03	J.J.C.	REVISED SEPTIC
4	7/17/03	R.B.M.	REVISED PER WORKSHOP
3	7/9/03	J.J.C.	REVISED LAYOUT PER WETLAND DELINEATION
2	6/19/03	R.B.M.	REVISED LAYOUT
1	06/18/03	R.B.M.	ADDED AGRICULTURAL NOTES

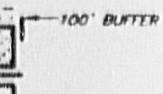
## OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

[Signature]  
 JOAN MANGIARACINA  
 156 TOLEMAN RD.  
 WASHINGTONVILLE, NY 10992

## LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- PROPERTY LINE ADJOINING SETBACKS
- STATE WETLAND BOUNDARY
- FEDERAL WETLAND BOUNDARY
- CONTOURS 10' ft
- CONTOURS 2' ft
- WATER
- DEEP TEST
- PERCOLATION TEST
- WELL PROPOSED
- HOUSE PROPOSED
- W/DRIVEWAY



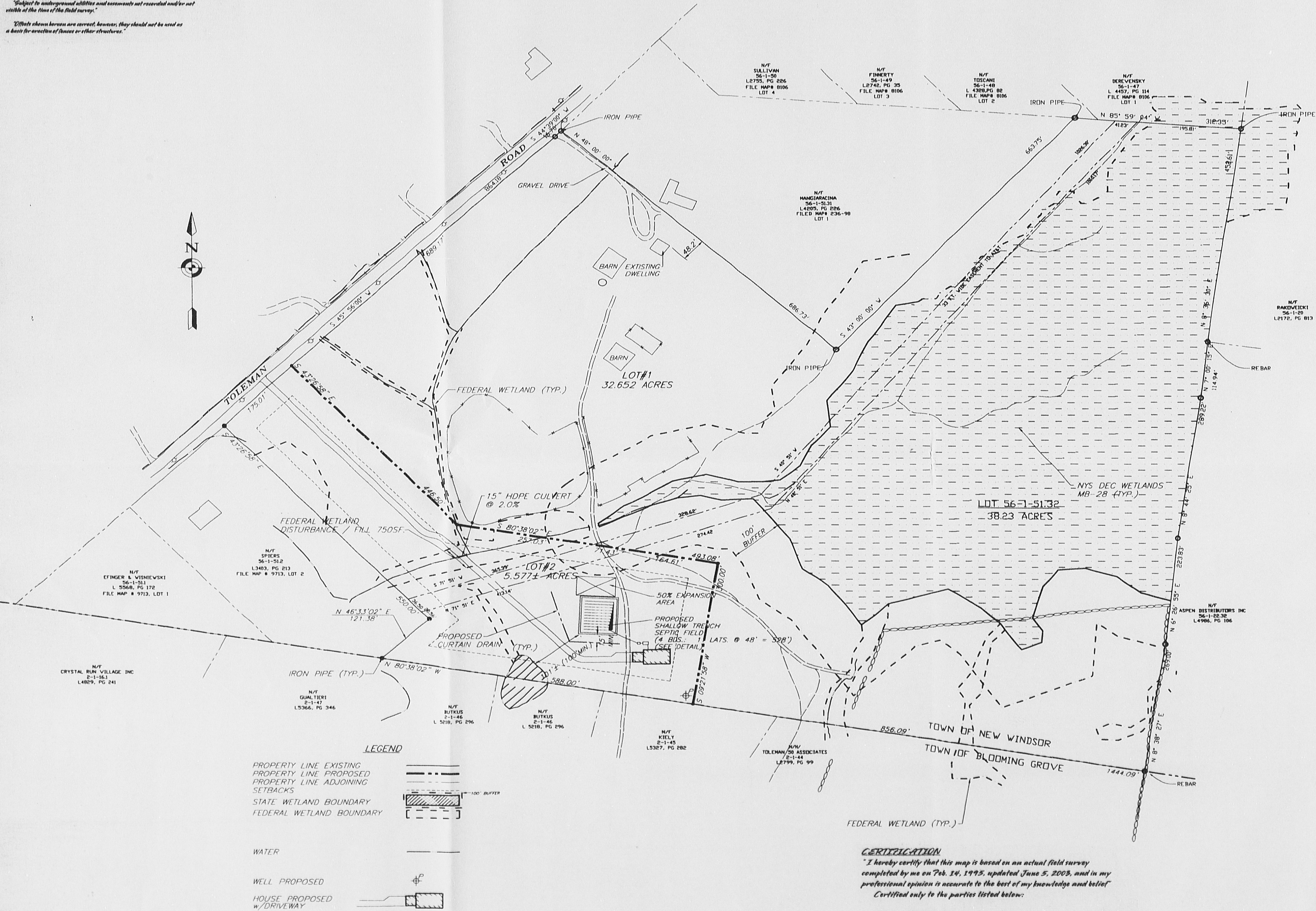


**General Notes**

"Certification indicated herein signifies that this survey was prepared in accordance with the existing Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and no other person, in the office, company, government agency and holding institution listed herein, and to the accuracy of the boundary institution. Certifications are not transferable to additional institutions or subsequent owners."

"Subject to underground utilities and easements not recorded and/or not visible at the time of this field survey."

"While shown herein as correct, however, they should not be used as a basis for erection of houses or other structures."



**MAP REFERENCES**

- 1) Survey & Minor Subdivision - Lands of Jack & Jeanne Mangiaracina, 122 Toleman Road, Town of New Windsor, NY, dated August 11, 1998, filed in the Orange County Clerk's Office on Dec. 3, 1998 as Map No. 236-98.
- 2) Aerial Topography provided by Robinson Aerial Surveys Inc., flown 4/15/96, ground control survey provided by J.M. Robert, PLS, completed 6/10/2002.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

SEP - 8 2003

By: James Petro, Jr., Chairman  
By: James Petro, Jr., Secretary

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY ALL SHEETS

REVISIONS			
REV.	DATE	BY	DESCRIPTION
2	8/26/03	A.J.P.	REVISED AS PER SURVEYOR
1	7/21/03	J.J.C.	REVISED SEPTIC

**TACONIC DESIGN CONSULTANTS**

1 GARDNERTOWN ROAD  
NEWBURGH, N.Y. 12550  
(845)-569-8400  
(FAX)(845)-569-4583

**CHARLES T. BROWN, P.E.**  
**WILLIAM J. MOREAU, P.E.**

**2 LOT SUBDIVISION SKETCH PLAN FOR:  
MANGIARACINA  
TOLEMAN ROAD**

**TOWN OF NEW WINDSOR, ORANGE COUNTY, NY**

DATE	SCALE	JOB NUMBER	SHEET NUMBER
7/17/03	1"=100'	02409-MGA	2 OF 3

**CERTIFICATION**

"I hereby certify that this map is based on an actual field survey completed by me on Feb. 14, 1995, updated June 5, 2003, and in my professional opinion is accurate to the best of my knowledge and belief. Certified only to the parties listed below:

Jeanne Mangiaracina,  
The Town of New Windsor.

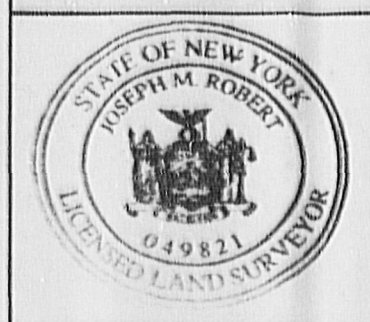
*Joseph M. Robert, PLS*

Joseph M. Robert, PLS N.Y. Lic. No. 49521

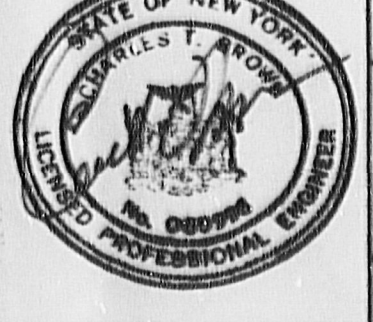
Reproductions of this map are valid only if they bear the signature of the professional whose signature appears hereon.

Unauthorized alteration or additions to this survey map is a violation of Section 7201(2) of the New York State Education Law.

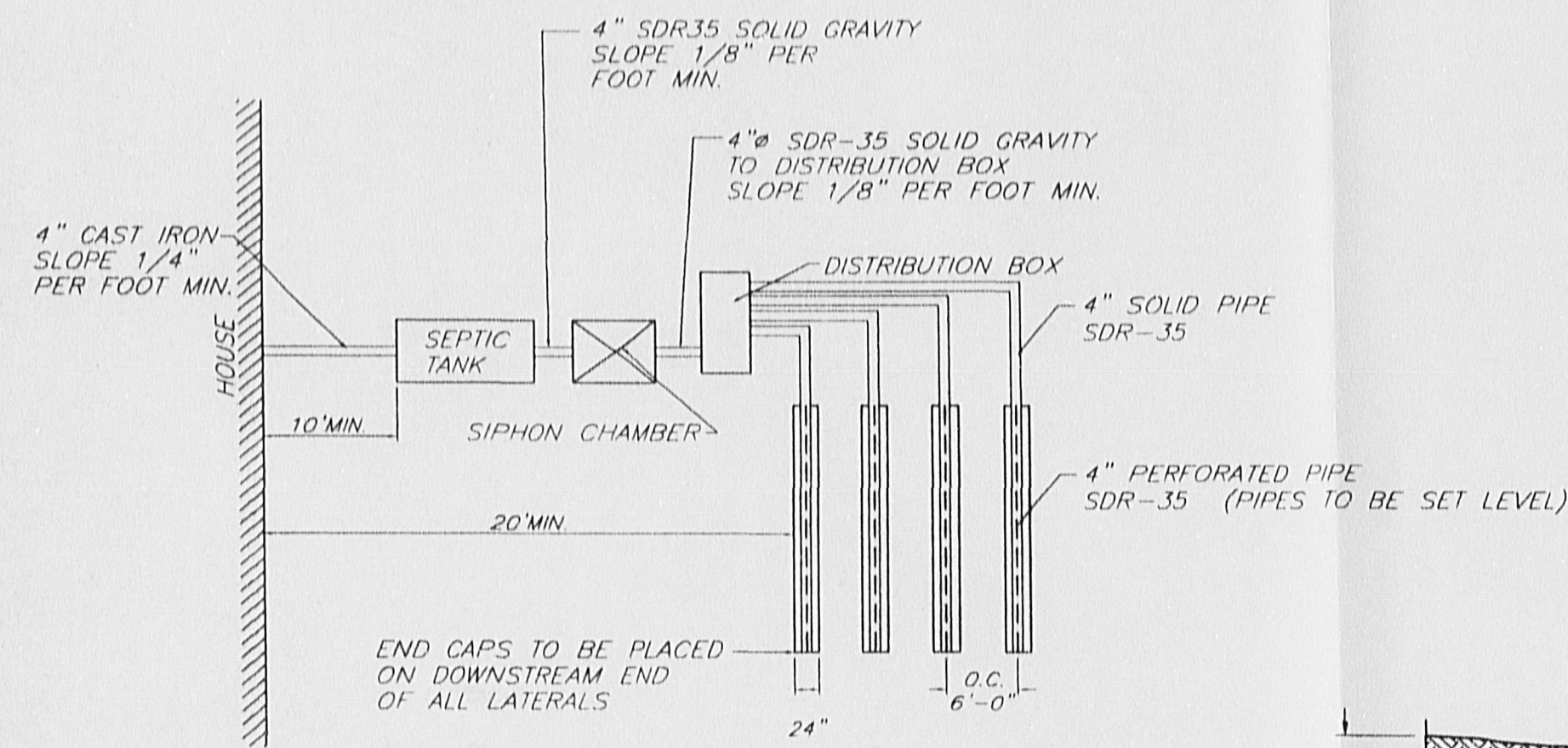
**J.M. Robert, PLS**  
Professional Land Surveyor  
50 Ryerson Road  
New Hampton, NY 10958  
(845) 974-2721 Tele & Fax



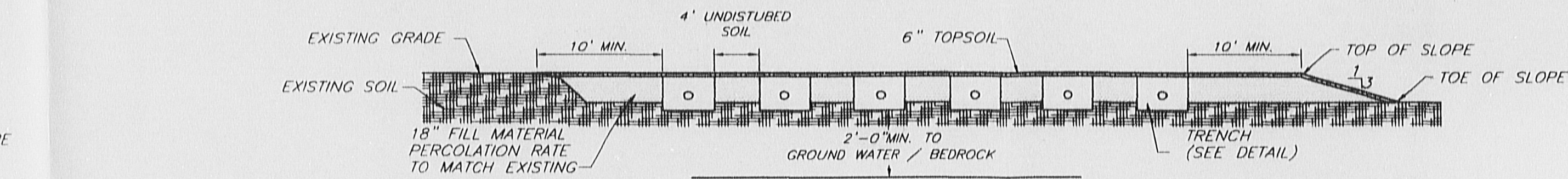
**ENGINEER**



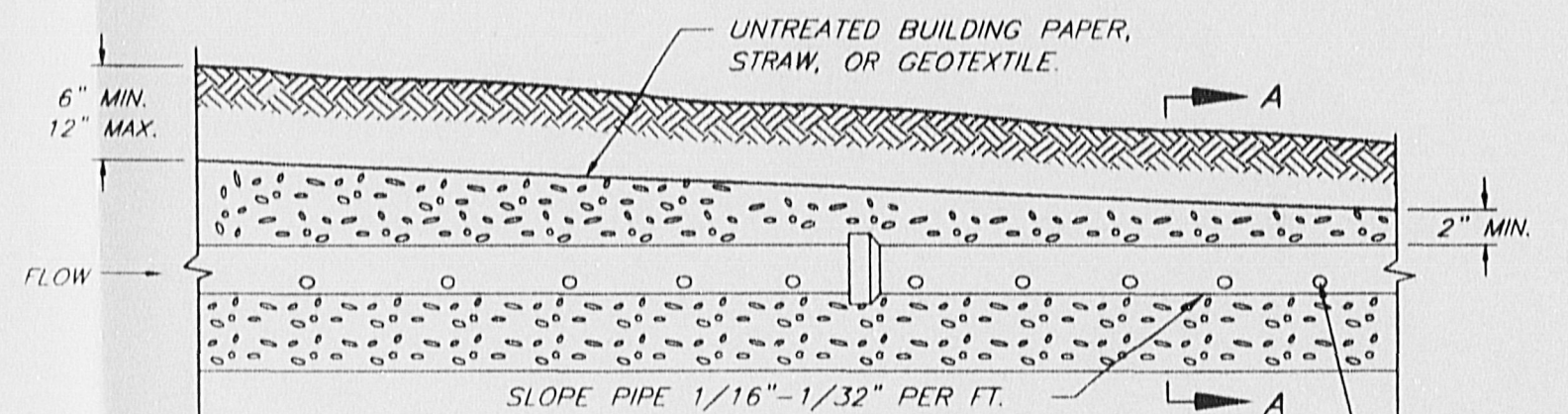




TYPICAL PLAN VIEW  
N.T.S.



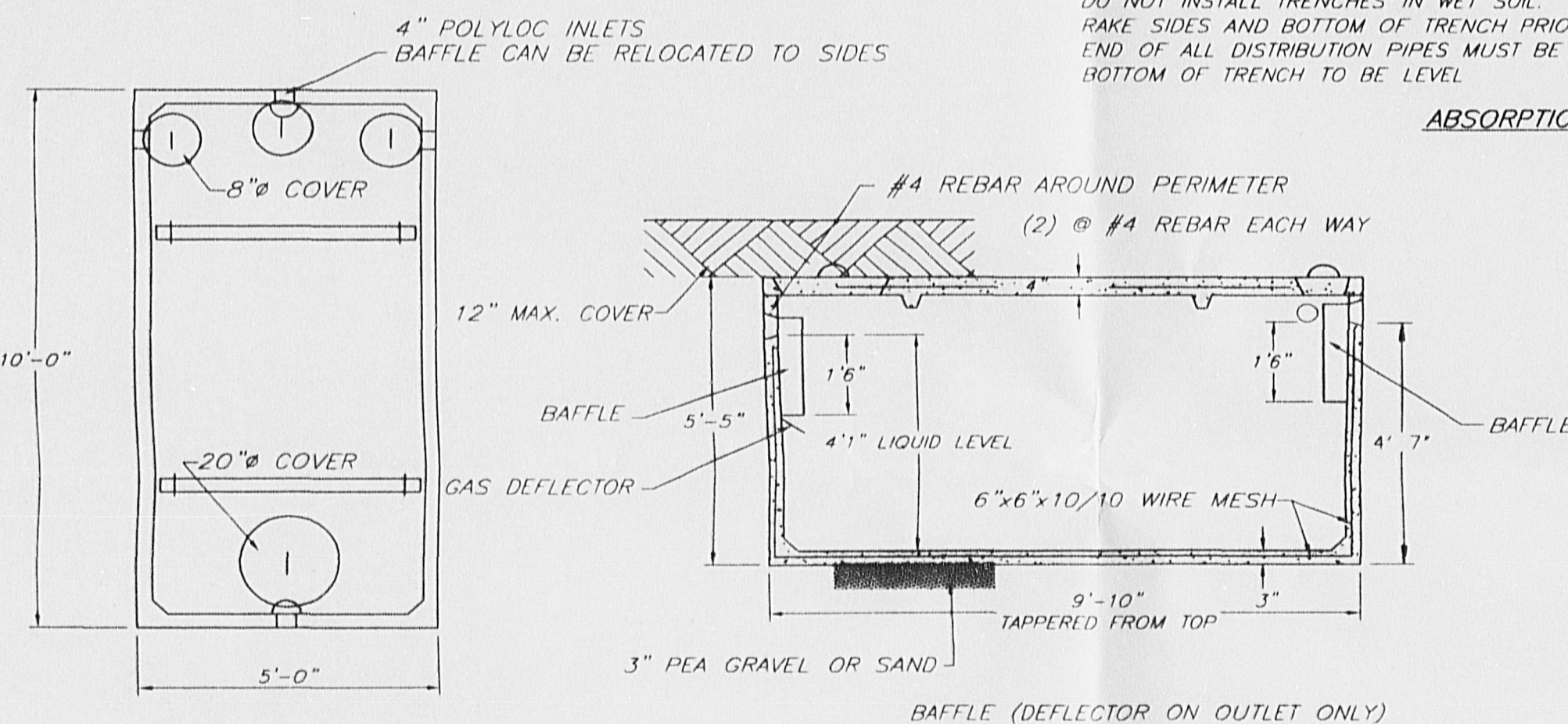
SHALLOW SYSTEM DETAIL  
N.T.S.



TRENCH PROFILE

NOTES  
DO NOT INSTALL TRENCHES IN WET SOIL.  
RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.  
END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED UNLESS INTERCONNECTED.  
BOTTOM OF TRENCH TO BE LEVEL.

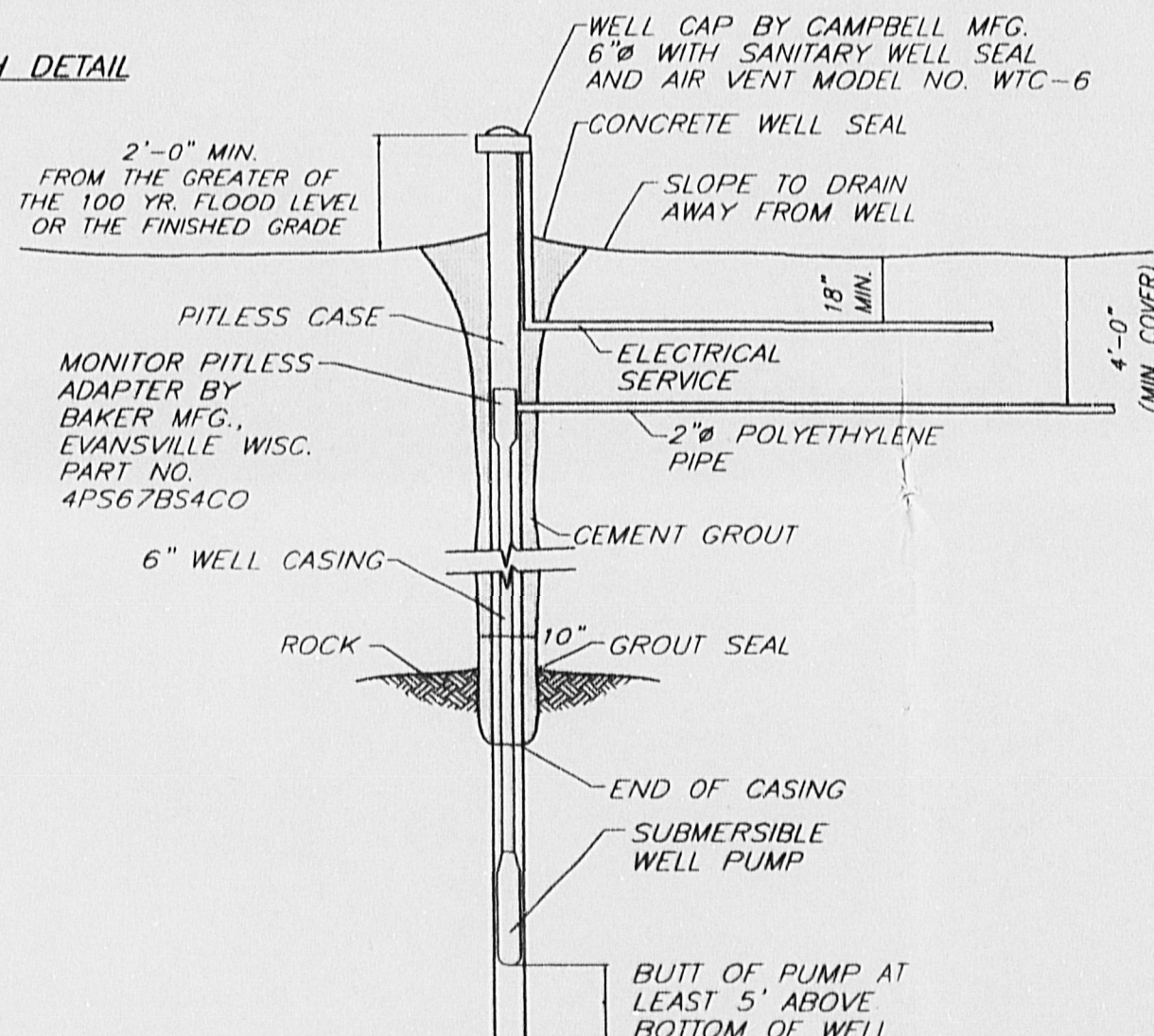
ABSORPTION TRENCH DETAIL  
N.T.S.



WOODARD'S 1250gal. SEPTIC TANK OR EQUAL  
N.T.S.

SPECIFICATIONS

CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT- 6"x6"10GA. WWF, #4 REBAR  
AIR ENTRAPMENT- 5%  
CONSTRUCTION JOINT- BUTYL RUBBER - BASE CEMENT  
PIPE CONNECTION- POLYLOK SEAL (PATENTED)  
LOAD RATING- 300PSF WEIGHT = 9,500LBS



TYPICAL WELL DETAIL  
N.T.S.

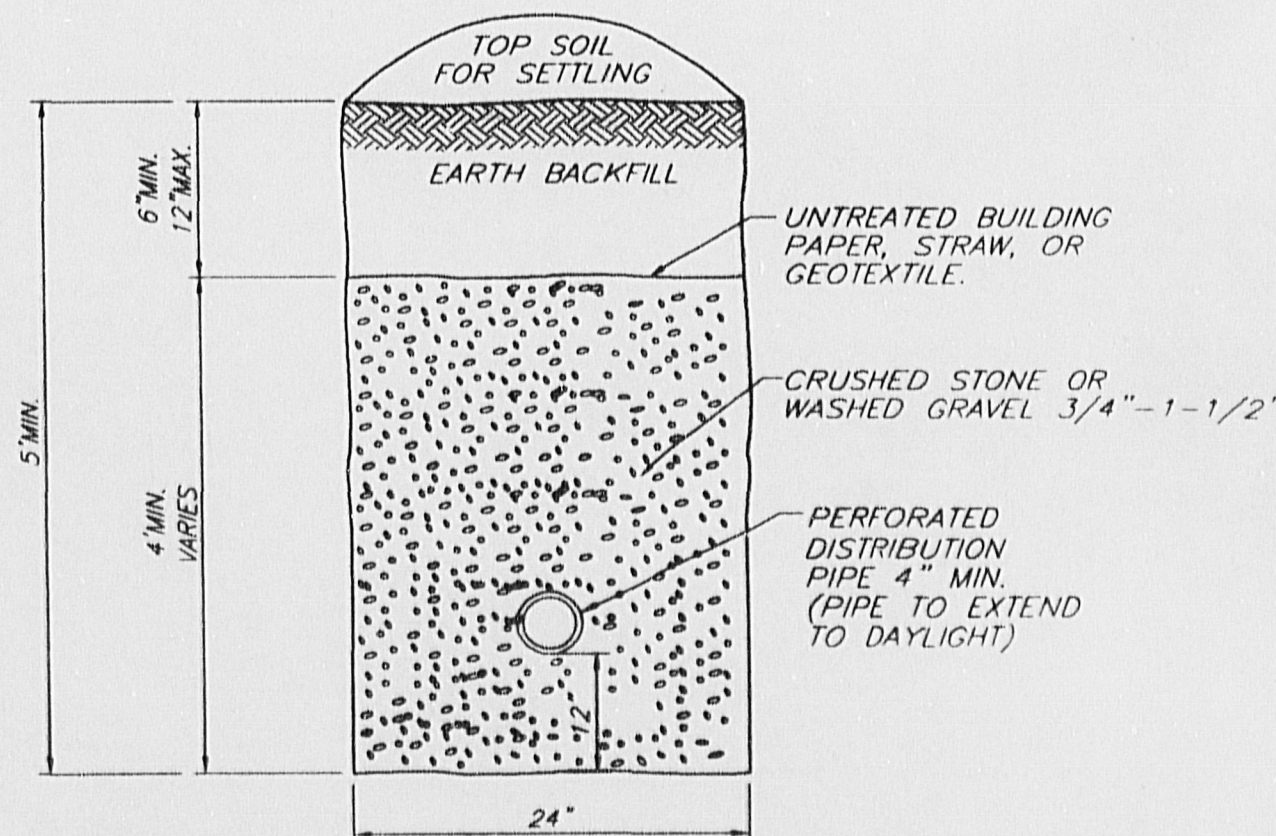
WELL NOTES:

1. CASING DEPTH SHALL EXTEND AT LEAST 40' BELOW GROUND IN ANY CONDITION.
2. WELL TO BE INSTALLED PER TABLE 5 OF THE "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH" 1995 EDITION.
3. WELL SHALL HAVE A MIN. YIELD OF 5 GPM.
4. WELL CASING MATERIAL IS TO BE IN COMPLIANCE WITH AWWA STANDARD A-100, LATEST VERSION.

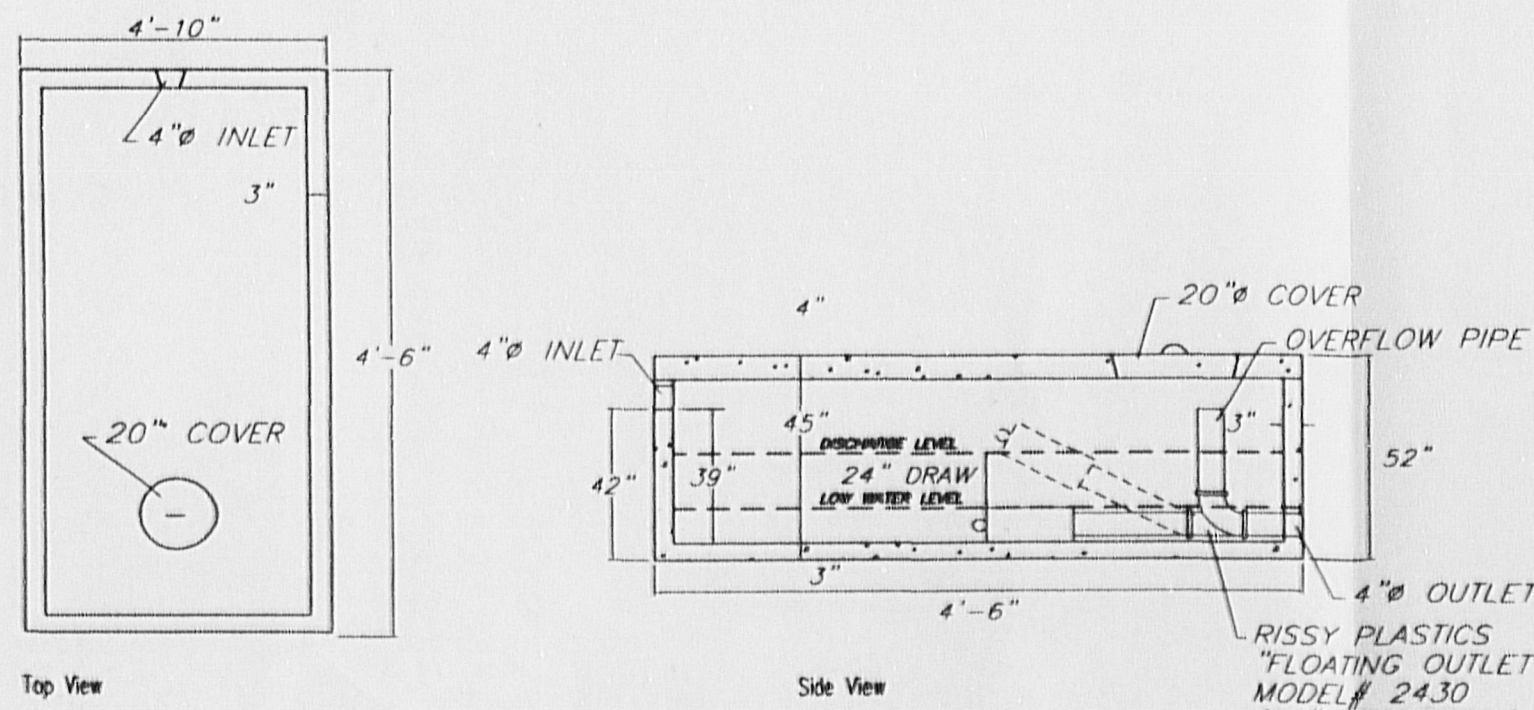
WOODARD'S 12 OUTLET DISTRIBUTION BOX OR EQUAL  
N.T.S.

SPECIFICATIONS

CONCRETE MINIMUM STRENGTH- 4,000 PSI AT 28 DAYS  
REINFORCEMENT- 6"x6"10GA. WIRE MESH  
AIR ENTRAPMENT- 5%  
PIPE CONNECTION- POLYLOK SEAL (PATENTED)  
LOAD RATING- 300PSF WEIGHT = 325 LBS.



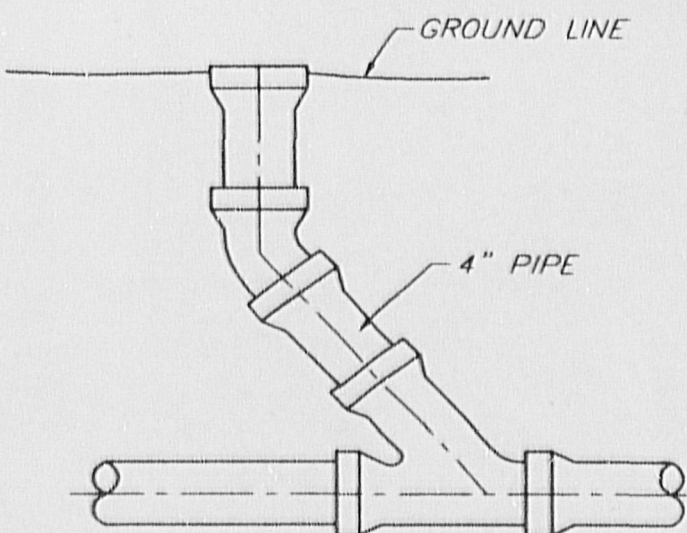
CURTAIN DRAIN  
N.T.S.



WOODARD'S PRECAST SIPHON CHAMBER  
N.T.S.

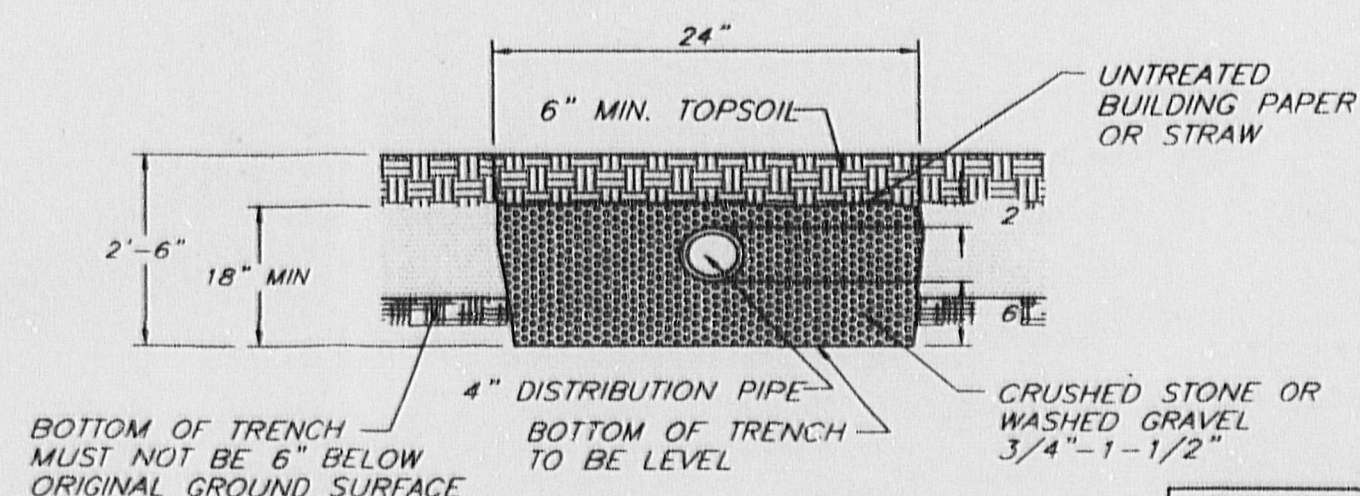
DOSING CALCULATION

4 BEDROOMS  
5280 / 0.65gal./ft. = 34.3gal.  
34.3 x 0.75 = 25.7gal.  
4'-4"x4'-0"x7.48gal./ft. / 12"/ft. = 10.80 gal./in  
25.7gal. / 10.80gal./in = 2.38" (USE 2.4")



CLEANOUT DETAIL  
N.T.S.

TO BE INSTALLED BEFORE BEND AT ALL BEND LOCATIONS AND AT EVER 75' OF STRAIGHT PIPE. (DO NOT USED WITH PUMP CHAMBER)



SHALLOW SYSTEM TRENCH DETAIL  
N.T.S.

SEPTIC SYSTEM GENERAL NOTES:

1. ALL PORTIONS OF THE SEPTIC FIELD WILL BE A MINIMUM DISTANCE OF 200 FEET UP SLOPE AND 100 FEET DOWN SLOPE FROM ANY WELL.
2. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
3. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF ABSORPTION FIELD.
4. SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL NOT BE CONSTRUCTED OVER ANY PORTION OF THE ABSORPTION FIELD.
5. NO TRENCHES TO BE INSTALLED IN WET SOIL.
6. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
7. GROUT ALL PIPE PENETRATIONS TO CONC. SEPTIC TANK & DISTRIBUTION BOX.
8. DISTRIBUTION LINES ARE TO BE CAPPED.
9. THE PERIMETER OF THE ABSORPTION FIELD SHOULD BE GRADED TO DIVERT SURFACE WATER.
10. ALL NEWLY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED UPON CONSTRUCTION COMPLETION USING GRASS SEED & MULCH.
11. NO SEWAGE SYSTEM SHALL BE PLACED WITHIN 35' OF ANY WATER COURSE DRAINAGE DITCH.
12. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE SYSTEM.
13. BENDS SHALL BE USED WHEN ENTRANCE OR EXIT FROM SEPTIC TANK IS NOT APPROXIMATELY STRAIGHT. IF BENDS ARE USED AT POINTS OTHER THAN ENTRANCE OR EXIT POINTS, THEN A CLEANOUT IS REQUIRED.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHALL NOT BE CHANGED WITHOUT RESUBMISSION FOR APPROVAL.
15. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION.
16. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACUZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE.
17. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
18. THE PURCHASER OF THIS LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.

STANDARD NOTES:

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

- "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE.
- "WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH.
- "RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."
- "PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES.

ALL WELLS AND S.D.S. EXISTING OR APPROVED WITHIN 200' OF THE PROPOSED WELLS AND S.D.S. ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE S.D.S. AND WELL. IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE CERTIFYING ENGINEER THAT THE SEPTIC TANK IS SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AS A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IT IS IN FACT SEALED, WATER TIGHT AND ACCEPTABLE FOR USE. ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN 1 YEAR OF AVAILABILITY.

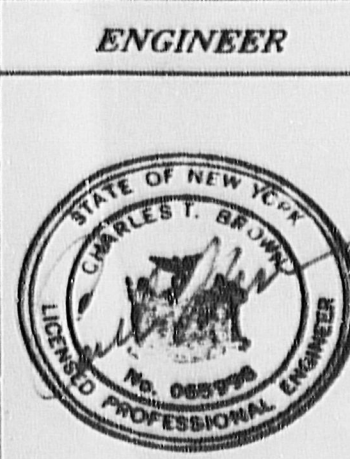
SCHEDULING OF THE JOINT SITE INSPECTION WILL BE DEPENDENT ON FILL INSTALLATION. FILL MUST BE STABILIZED TO THE SATISFACTION OF THE DESIGN ENGINEER AND THIS DEPARTMENT BEFORE A JOINT SITE INSPECTION MAY BE SCHEDULED. SPECIFIC TESTING REQUIREMENTS WILL BE PROVIDED SUBSEQUENT TO RESUBMISSION OF PLANS AND SUPPORTING DOCUMENTATION.

THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY ALL SHEETS.

TACONIC DESIGN CONSULTANTS

1 GARDNERTOWN ROAD  
NEWBURGH, N.Y. 12550  
(845)-569-8400  
(FAX)(845)-569-4583

APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
SEP - 8 2003  
By: James Petro, Jr., P.E.  
By: James Brown, Secretary



CHARLES T. BROWN, P.E.  
WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD  
NEWBURGH, N.Y. 12550  
(845)-562-2561

2 LOT SUBDIVISION SKETCH PLAN FOR:  
MANGIARACINA  
TOLEMAN ROAD  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

DATE: 6/30/03 SCALE: AS NOTED JOB NUMBER: 02409 - MGA SHEET NUMBER: 3 OF 3

REV.	DATE	BY	DESCRIPTION
1	8/26/03	A.J.P.	REVISED AS PER SURVEYOR
2	7/21/03	J.J.C.	REVISED SEPTIC
1	7/12/03	R.B.M.	REVISED PER WORKSHOP